

FREEHOLD



House - Semi-Detached (EPC Rating: )

**WINCHESTER WAY, CROXLEY GREEN,  
WD3 3QF**

Asking Price

**£655,000**



# 3 Bedroom House - Semi-Detached located in

A beautifully presented three bedroom semi-detached house which has been extended and redecorated throughout. Located in a popular location close to local schools and shops. An internal inspection is highly recommended to appreciate the accommodation on offer.

The front of the property offers off street parking for up to 4 vehicles with a side access leading to the rear garden.

Entered from the front door to a light and airy open plan lounge diner with stairs leading to the first floor.

## **Reception Room**

15'5" x 19'6"

A through room currently set up as a living room and dining area, offering an excellent space for entertaining. There is a feature fireplace, pendant lighting, powerpoints, under stairs storage and carpet to floor. With large double glazed bay window overlooking the front aspect with double doors leading to the kitchen.

## **Kitchen**

15'5" x 9'11"

The kitchen has a range of beech effect fitted units at base and eye level with a freestanding cooker, extractor, single drainer sink, marble effect worktop, breakfast bar and integrated washing machine. Tiled splashbacks and powerpoints. Double doors lead to the rear garden.

## **Bedroom 1**

15'0" x 9'2"

The front bedroom has a large double glazed bay window, with room for wardrobes and drawers, pendant lighting, powerpoints, carpet to floor and radiator.

## **Bedroom 2**

11'6" x 29'10"

The rear bedroom features double doors overlooking the rear aspect creating a room flooded with light. With room for storage, wardrobes and drawers, pendant lighting, powerpoints, carpet to floor and radiator.

## **Bedroom 3**

8'0" x 6'2"

The third bedroom is currently used as a dressing room but comfortably accommodates a single bed. With front aspect, powerpoints, radiator, carpet to floor and pendant lighting.

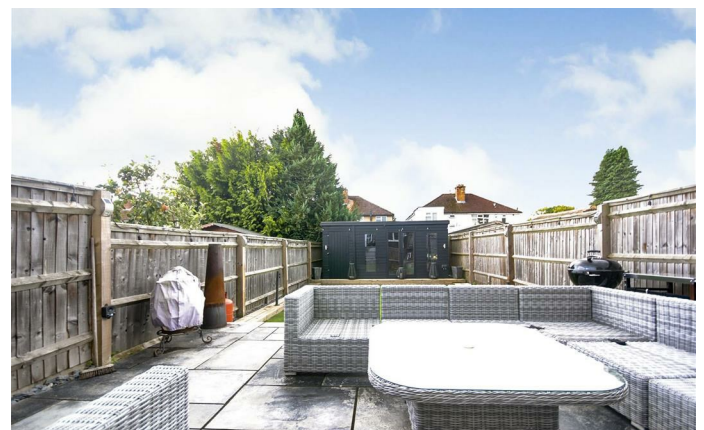
## **Bathroom**

12'7" x 7'5"

The family bathroom is larger than average with a jacuzzi bath, double shower cubicle with glass screen, wash hand basin and wash hand basin plus 2 heated towel rails. There is a small cupboard which houses the boiler for the central heating.

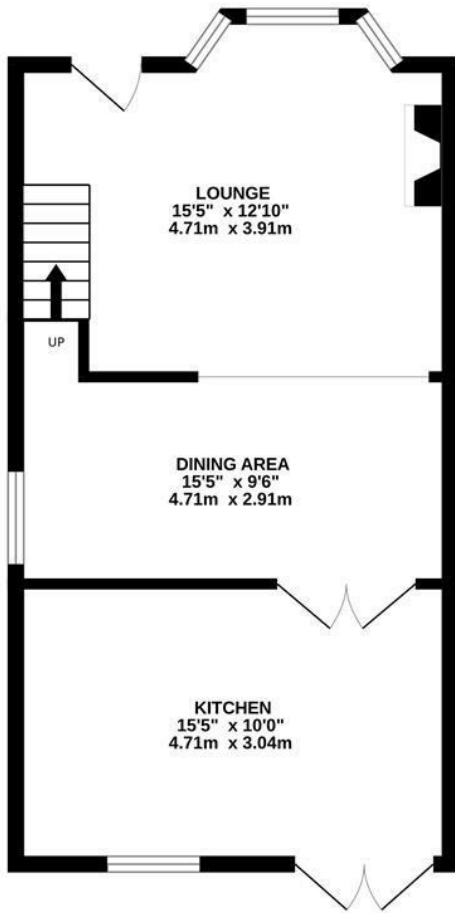
## **Garden**

The rear garden has a stunning patio area with the remainder being artificial grass. There is a large outhouse located at the rear of the garden with electric supply, ideal for storage or a home gym/office.

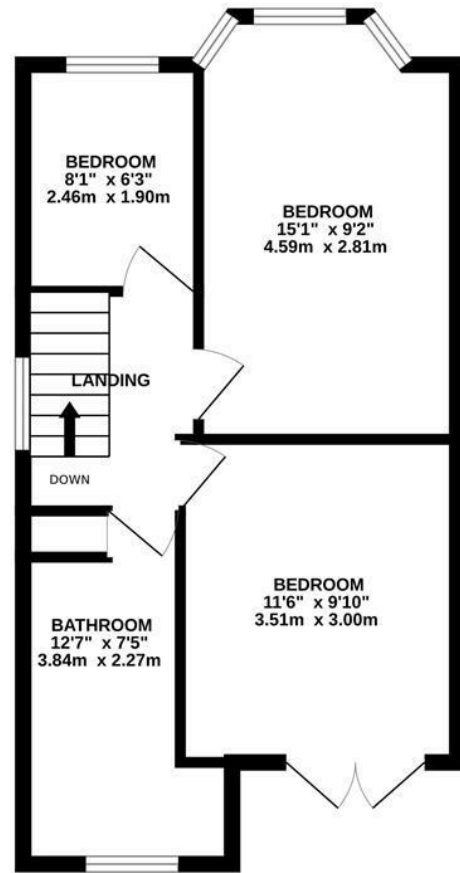


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GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



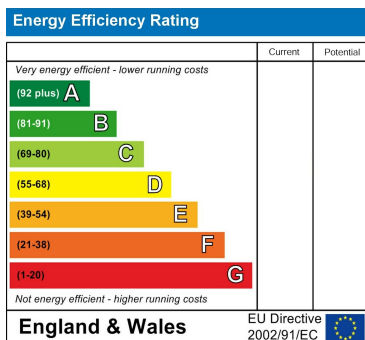
3 BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Performance Graph



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